REAL ESTATE-OUT OF CITY.

WESTCHESTER, SOUTHERN CONNECTICUT,

LONG ISLAND PROPERTIES

MAIN OFFICE: 527 FIFTH AVE., NEW YORK. TELEPHONE MURRAY HILL 6586

MOUNT VERNON, BRONXVILLE, RYE, NEW ROCHELLE, SCARSDALE, YONKERS, OSSINING, LARCHMONT, PELHAM.

Shore Front Estate

Enusually Attractive—Directly on open Sound, communiting extensive view, Nearly 6 areas, beautifully landscaped with fine one shade trees, a variety of shrubs, sandy bathing beach, deep water dock, tennis court. 12 room house, 3 baths, hot water heat; every convenience. Garage for 4 cars; gardener's cottage; 35 minutes from Grand Central. Will be sold at a sacrifice. Apply S-5017. Phone Larchmont 706.

Bronxville

Lawrence Park—For sale or rent. Modern frame dwelling, 10 rooms, 3 baths, all improvements; attractive arrangement, 2 car garage, 8 minutes walk from station, immediate occupancy. Frice \$25,000; terms. Rental, unfurnished, \$250 per month; want an offer. Apply H-77.

Attractive new English residence of half timber construction. 9 rooms, 3 half timber construction. 9 rooms, baths, steam heat, all improvements Plot 75x100. 10 minutes walk of sta-tion. Price \$25,000; terms. Appl. H-616. Phone Bronxville 3100.

Pelham

Colonial clapbeard dwelling, 8 rooms, 3 baths, all improvements. Plot 75x 100: within 10 minutes walk of station. Price \$15,500. Apply S-3053. Brick and stucce residence, 8 rooms, 3 baths, hot water heat. Corner plot, 5 minutes from station. Price \$25,000. Apply S-3359. Phone Pelham 1997.

Riverdale

Ideal location, 1 acre, effectively land-scaped, numerous shade and fruit trees, various shrubs, 7 minutes walk from station, Attractive residence, frame construction; 14 rooms, 4 baths, steam heat, gas and electricity; mod-ern in every respect. Garage. Apply Y-58. Phone Yonkers 2236.

Mount Vernon

Modern stnees residence, attractive and desirable, 7 rooms, 2 these baths, all improvements. Plot 56x150. Excel-lent location; 10 minutes walk from station, Price \$20,000. Apply V-7425. Phone Hillerest 3204.

COLONIAL HOMES

"In Westchester's Most Picturesque Suburb"

Send for our Bulletin No. 3, containing photographs and descriptions of several moderate priced attractive Colonial Homes For Sale in Bronxville, N. Y., 28 minutes from Grand Central, with 62 trains a day.

CUT OUT THIS ADV., PRINT IN YOUR NAME AND ADDRESS AND MAIL FOR OUR BULLETIN ON COLONIAL HOMES.

SWALLOW & PRATT, INC. BUILDING REALTY.

Bronzville, N. Y. 12 Palmer Ave.

NEW ROCHELLE

Water-Front Estate

6 ACRES

the most beautiful grounds WESTCHESTER COUNTY.

WESTCHESTER COUNTY.
Only 30 minutes from Grand Central, or 45 minutes by motor from 42d and Broadway. Century old trees. A wealth of lovely flowers and shrubs. Beautifully landscaped. Spaclous Colonial MOME. on high emitence; wonderful view of Long Island Sound; 5 large master bedrooms, 3 baths, 3 maids' rooms and bath, sleeping porch, ifled sun porch and conservatory, 6 open fireplaces, perfect hot water heating system; electric lights, gas; modern in every respect; 6 car heated garage. Gardener's cottage. Chicken houses and runs; 4 stall stable; hothouse. Only 5 minutes by trolley to station, or ten minutes walk. An ideal year round home. \$150,000. Reasonable terms. Can be shown only to interested parties and by appointment. Possession May 1, or possibly immediation May 2, or possibly immediat

HOMES

AT PELHAMWOOD

Are in great demand!

We are offering at

No raise in prices

A limited number of

choicely located

BUILDING PLOTS

In this very active market-money can be saved and made

by purchasing your building site NOW.

JOS. LAMBDEN & SON, Inc.

56 Lawton St. Tel. 302 New Rochelle, New York.

Send for Prince's MarketLetter

For March, 1921.

Discussing these Questions:

Can I Reduce Expenses?
PUBLISHED BY

Prince^ERipley

PARK HILL SOUTH

JOHN A. RIORDON,

GREENACRES

A home of distinction in this residential park, easy distance to station. Large living and dining rooms, 4 well arranged master sleeping rooms, 2 tiled baths, servant's room and additional bath, improved heating system, hardwood floors; garage. A real bargain if purchased at once. Humday tel., White Plains 2456.

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-WHITE PLAINS

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PLACES ON THE HUDSON

lund over 100 feet white. Handsone cest cences, 4 baths, sisetricity, 60, plazza, hal-cony, 60, 114 arres, garden, spachus ga 1280; large amount expended; offer \$50,00 wanted; sale importants, BELLOWS WARRIEN, Getty Sq., Yousers.

KERS, 30 minutes from 42d stree York Central, several fine house unde and garage; \$20,000 to \$27,000 tr 100 feet wide. Handsome rest

Gentleman's Farm Estate Will Be Sold at Great Sacrifice. Charming Colonial Residence—350 Acres.

Acres.

Owner having decided to move near relatives in other section has authorized us to offer for immediate sale this remarkably attractive and highly productive farm estate at a great bargain. The property, widely known as "Orchard Hill Farm," was developed by the owner, a prominent argain. The property, whelly sown as "Orchard Hill Partm," was veloped by the owner, a prominent few York banker, not only as an allear-round suburban estate, but as a ractical farm whose exhibits took light rould at county fairs.

The main residence is of pure Contains large entrance hall, living soon Send, large duing room, splendid kitchen and service accommodations, six master's rooms, four master's baths, six servants' rooms and bank. Beautiful parquet floors, electricity, hot water heat; in fact every modern convenience and comfort. There are two cottages with modern improvements and numerous and excellent farm buildings. Fine orchards and fields of remarkable productivity, howevery is structed on one of the productivity. tivity.

The property is situated on one of Westchester County's most commanding hilltops, within easy commuting distance of New York and in the midst of other high class gentiemen's estates. Wonderful views; overlooks

GeorgeHowe 527 Fifth Ave.N.Y.

NEW ROCHELLE Colonial Stucco House

SECOND FLOOR—Four s, two tiled baths. THIRD slids room and bath and floors. Two car garage.
ASKING \$35,000. Open

HOUSES RANGING IN PRICE FROM \$9,500 UPWARD. implete list of furnished house

SULLIVAN

OFFICE OPEN SUNDAYS.

Country Properties

Westchester County Connecticut-Long Island

ACREAGE

COUNTRY RESIDENCES On the hills or along the So all the best sections, including estates with beautiful grounds

GENTLEMEN'S FARMS For general farming and country life -- some now being operated as fruit, poultry or dairy farms.

George B. Corsa, 16 East Forty-third Street, New York.

New Rochelle

Beautiful home in Beechmont Park, near the Lake: 10t 100:150; new clapboard hour. 8 rooms, 8 deeping porch, steam heat, gan, clos-all improvements: well constructed out; present mortgage \$3,000; good

Price \$25,000. H. E. COLWELL & SON, Inc.

OWNER

Authorizes special price for immediate sais. New Golonial home, large living room, 3 excellent siceping rooms, the bath, sleeping porch; garage; only 8 minutes to station; in desirable section of White Plains, Sunday tel., White Plains 2456. Chauncey B. Griffen & Co.

\$500 CASH

Henry and is Dutch Colonia; of wide, while himses. The price is \$18,000. Easy terms. IORERT E. PARLEY ORGANIZATION, 12 5, 44th St., N. Y. C. Murray Hill 7720. UNDER VALUE FOR QUICK SALE ing to business change, have large ple il rooms, 3 baths; garage, large ple diful view; built specially for press months' occupant; every conceivable r months' occupant; every conceivable r

ars, photos, L. H. TARKER, Trib Phone Beet on 4500. REALMAN QUINTARD MEYER

Specialist in Suburban and Country Properties of

MUST HE SOLD AT ONCE
Attractive Estate, 20 Acres—Extensive
gardens, abundance of fruit and ploturesque woods. Residence practically
new, 8 rooms and 3 baths, beautifully
apportioned. Garage for two cars, stables and gardener's cottage. A complete country home in the hills, within
an hour of New York. Offered at remarkably low price of \$30,000.

REAL ESTATE-OUT OF CITY.

Westchester-Sale or Rent.

markably low price of \$30,000.

HASTINGS-on-HUDSON
Riverview Manor

Commanding Wonderful Views—
Residence, 8 rooms and bath; every
modern improvement; large living room
with fireplace; wonderful porch overlooking Hudson; 12 minutes from station. Only \$12,500. Exceptional Opportunity. Sunday appointment. Tel. Hastings 1057.

WHITE PLAINS Wonderful Small Estate—On a high
hill, with a view of the Sound. Acre of
ground, fine fruit trees and shrubbery
and gardens. A charming home of ten
rooms, 3 bath a; garage. A special bargain at \$26,500.

Most unusual barguin. White Ciap-board Colonial; 8 rooms, 2 tiled baths; hot water heat; oak floors; open fire-places. Built 2 years ago. In fine-neighborhood; large plot; garase; fine-shade trees. Owner will sacrifice for \$21,000. Sunday inspection. Tel. Pel-ham 1996.

REAL ESTATE-OUT OF CITY.

Each one of the following properties has been selected from our lists because it offers more for the money than anything else of its character now on the market. Great Sacrifice to Close Estat Great Sacrifice to Close Estate—Mag-nificent farm estate, in most attractive hill country, easy commuting distance. Cclonial house, 7 master rooms and 4 baths; 5 servants' rooms and bath and steeping porch. 70 acres, two-third hay and other crops; balance orchards and woodlands. Landscaped gardens, fine trees and shrubs. Garage for sev-eral care, living quarters; gardener's cottage, 7 rooms, and all necessary farm buildings, techouse, large cow barn, horse stable, chicken houses, etc. Sun-day inspection. Tel. Chappaqua 21. PELHAM—A displifed home of brick and stuce construction on a plot 95x140, in finest section; cheerful and well appointed living rooms, sun parior, breakfast porch, 4 sleeping rooms, dressing room, 2 maids' rooms, 4 baths; 2 car garage. Owner must sell; has reduced price from \$45,000 to \$39,000.

PARK HILL-on-HUDSON

Home of Dignity-Delightful Sur-roundings-12 rooms and 3 baths, open fireplace, hot-water heat. Thee kitch-en, modern in every respect. The plot is a beautiful garden about 100 feet x 125 feet, with wonderful hedges, orna-mental trees and choice shrubs; 2-car garage. Exceptional bargain for guick sale. Sunday appointment, Tel. Yon-kers 529.

Sickness Ferces Sale—Splendid suburban home, built five years. Seven rooms, tiled bath, large sleeping porch. Running water in two bedrooms. Plot 60x 90. Garage. Excellent location. Three minutes from trolley. Sacrifice at \$12,500. Sunday inspection, Tel. Rye 330.

George Howe, 527 Fifth Ava.N.Y.

CHAUNCEY B. GRIFFEN & CO.

Our many sales are due to our listings. All Westchester properties are listed ith us, many exclusively. Consult with us for the better opportunities; our long perience will be beneficial. If the list herewith is not inviting, write or phone us

with us, many exclusively. Consult with us for the better opportunities; our long experience will be beneficial. If the list herewith is not inviting, write or phone us WHITE PLAINS.

A delightful corner plot, perfectly land-scaped. House, built 7 years ago, perfect construction; reception half, large living room, dining room, lavatory and kitchen; 4 sleeping rooms, 2 servants rooms, 2 baths; garage. Just put on the market at an inviting price. Sunday telephone White Plains 2456.

PILASANTVILLE.

We are offering three unusual homes at moderate prices.
1. Only 5 minutes from the station; good location; house with large living room. Subths; garage; unusual special price. Sunday telephone Carchmont 500.

2. Cement and stucco, 7 rooms, bath, oak floors, gas and electric light. Price \$8,750.

3. 8 rooms, bath, gas and electric light; garage; plot 75x100; excellent location. PELHAM MANOR.

Brick and clashaged.

Price 87.750.

Price 88.750.

S. Frooms, bath, gas and electric light; all improvements; 10 minutes to station; plot 60x150. Price \$10.500.

The se are exceptional values and will sell readily. Sunday telephone Pleasant-COMPLETE LIST OF HOMES, FURNISHED, FOR THE SUMMER SEASON.

Chauncey B. Griffen & Co.

White Plains 18 East 41st St. Pleasantville

Tel. Murray Hill 9326 Rye Larchmont

RYE

Several Decided Bargains. Frame House, 7 rooms, bath, all im provements: 14 acre; \$7,000. Frame, 8 rooms, bath, sleeping porch near beach; garage, \$12,000. Frame, 10 rooms, 2 baths, all improve ments; garage; 1/3 acre. \$14,000. New Stucce, 7 rooms, bath, all improve ments; garage; 1/8 acre. \$15,000. Frame, 8 rooms; 25 acres, brook, or chard, barns; bargain; \$15,000. New Stucco, 10 rooms, 2 baths; 1/2 acre; bathing; \$29,000. 1 nere, garden, trees; 10 rooms, 3 baths; garage; \$27,000. 000, in part payment.

Real Estate
O'CONNOR Agency
249 and 51 Huguenot Street
Telephones 594 and 133
New Rochelle, N. Y.

80 acres, brook, orchard; views; 15 rooms, cottage, barns; \$75,000. Phone Rye 212.

527 Fifth Av., New York, Telephone Murray Hill 6626.

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37 Minutes from Grand Central BEAUTIFUL PLOTS FOR SALE. Select your site and start your home now-ready for occupancy by June 1st. Building sites from \$1,000 upward. Small amount of cash for financing.

CHARMING MODERN HOME. A new residence, 8 rooms and thed bath, on plot 90x125. Apple orchard and beautiful outlook. Only 3 minutes to fine school. Price only \$10,000 on terms similar to rest.

Send for beautiful distrated bookiet. (Phone Lurchmont 22 for Sunday appointment.

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OPPORTUNITY KNOCKS
AGAIN OFFERING A BARGAIN
In New Rochelle we sold the properly
advertised last Sunday, on Tuesday. The
following is another exceptional
opportunity. House is new white
Colonial. First floor contain
living room, 14x23 feet, with
open firepiace, large dishe
room, butleer's pantry and
kitchen. Second floor, 4 large
master bedrooms, tiled bath. Third floor,
large maid's room, bath and storage
space; oak floors, Ivory and mahogany
trim; hot water heat, gas and electricity
heated garage, 13x23 feet, under house,
large plot highly reatriced; prica
sin,000. Act quickly, as this will sell soon.
CIRHOTER, 22 North av., New Rochelle.

Exceptional Bargain at PELHAM 2 Family House you construction, modern in every; i 7 rooms, thied bath, for each famPossession April 1st on one side, Oc1st on the other, Excellent location, no 10 minutes walk of station. Price to Apply S-3068. Phone Pelham

537 Fifth Ave. New York, Telephone Murray Hill 6526.

ESTATES

WATERFRONT HOME—8 acres; beach landing; near city; \$90,000. FARM-20 ocres, modernized old farm house; view of Sound; \$40,000. NEAR WATER-4 acres, 12 room house 2 baths; bathing; \$25,000. Howell C. Perrin, 7 East 42d St., Phone 2422 Marray Hill.

NEW ROCHELLE w Colonial home, built by owne contains 8 rooms and 2 baths, lar room, open firepiace, sun paric g porch, gas and electricity, vap

REYNARD & KRAFT

Rent Furnished for Season.
ling, 6 master's bedrooms, 6 secvents'
5 baths, 5 car sarage, accommodaor chaufeur. 10 acres, high elevation;
so viows, vegetable garden, all kinds

FOX REALTY COMPANY,

RYE-Summer Rentals Following attractive houses

just in the market, for im-No. 481-\$1,200. Near beach. 3 m. r., 1 bathroom, 1 servant's room, bath,

No. 622-\$2,000. Attractive grounds. 4 m. r., 2 baths, 2 servants' rooms, bath, garage.

No. 700-\$2,800. Cool and comfortable. 4 m. r., 2 baths, 4 servants' rooms, bath, garage.

No. 704-\$3,500. Never rented before. 4 m. r., 2 baths, 2 servants' rooms, bath, garage.

hath, garage, bath, garage, No. 803-\$4,000. On Apawamis Golf course to baths, 2 servants' rooms S. m.r., 4 baths, 2 servants' rooms, bath, garage, bath, garage, No. 905-\$5,000. Extensive views and near club. 4 m.r., 2 baths, 3 servants' rooms, bath, garage, No. 1001-\$6,000. Perfect place, never routed before, 5 m.r., 4 baths, 3 servants' rooms, bath, garage.

REAL SO EAST 42 T ST. HEYER Rye Office, Depot Square. Rye 523.

To Settle an Estate

IRVINGTON-ON-HUDSON.

Splendidly located 714 acre place. Splendidly located 7% acre place. All year, remodelled stucco home, 6 master's bedrooms, 3 baths, 3 servants' rooms and bath, vapor heat. Large stable, garage, with living apartment. Greenhouse, playhouse, large chicken houses, tennis court. All in perfect order. Wonderful old trees; river view, &c. Asking \$65,000. Apply to

Keneth Ives & Co. Guaranty Trust Co. of N. Y., Extr.,

GENTLEMAN'S ESTATE

This English type residence, with dwing room, library, sun parlor, den, open fireplaces, 8 master bedrooms, 4 baths, excellent servants' quarters; onveys an impression of spaciousness and at the same time spells "Home" in every corner. Ten acres of laws, gardens and shade trees. Garage, gardens's cottage and other out-outlidings. Offered for sale or furnished rental.

MRS. EDMUND W. BODINE

21 ACRES

A remodelled farm house of very attractive lines, built of frame, brick and stucce, with 10 rooms, 3 baths, cteam and electricity. A garage, etable. Some woodlands close by the house; farm lands, old fashloned flower gardens, fruit, &c. On a ridge, 500 feet elevation. The buildings, land and situation are first class, but the most compelling attraction is the wonderful view of mountains and water. 52 miles out, 114 hours by rail.

NICHOLS & HOBBIE, 7 E. 424 St.

LAKE MAHOPAC, N. Y.

taga, 12 rooms, improvements, fine unds, on lake, \$1,200. Cettage, 10 rooms, athe, large grounds, on take, \$1,000. Cottage, 11 rooms, improvements, very pretty, inds, on lake, \$1,500. Bungalow, six ms, improvements, lake privileges, \$1,000. Burations, 7 rooms, lateretive, improvements, batchoise, tenus, our, \$1,000. Buration, four rooms, improvements, lake vileges, \$750. Above are for rent, turned, for Summer; electricity, telephone, n fireplaces. Farms, bill tops, cettages, galows, building plots on and near lake, w, Javee Acener, Lake Mahonge, N. V. Edw. Joyce Agency, Lake Mahopac, N. Y.

The Wise Will Investigate Dwelling house and garage, select hillton cation; everything solid and substantial stone Foundations, quartered oak Geors trim and doors (2 inch thick, for ex-plo), plate glass windows: fruit, shrub-r and shade trees: \$21,000 buys it; easy ns; don't miss this. It would cost a ill fortune if built to-day. Offices closed Sundays.

EDWARD M. WEST, INC. Opp. Station, WHITE PLAINS, N. Y. Phone 2767-2768.

small family. Charming 6 room house a thy restricted Colonial Heights. Many us und features, designed to solve mail quer on: all improvements, including sever-cettic light, gas, &c. Lutte cash requires WILLIAM WATSON, Tuckuloc, New York.

IDEAL FOR A COUPLE

Riverdale-on-Hudson Situated Just Uptown.

NRW ROCHELLE—In a beautiful high park section; a splendid treatment of Italian design with the roof; plot 100x170; B cheerful rooms, recently decorated in keeping with architecture; 3 baths, gas and election water heat; garage. One of the most admired homes in Westchester, offered at a bargain price.

OVERLOOKING HARTSDALE.

A GREENACRES—A solid pre-war house of hollow tile and stucce with tile roof, located on hill with beautiful outlook; large plot; 10 rooms, 3 baths, gas and elec.; hot water heat; 2 car garage; offered at very attractive price.

UNEQUALLED QUALITY.

UNEQUALIED QUALITY.

BRONNVILLE - A superior home, built about six years ago expressly for the owner; atone and attuce with slate roof; conservative English architecture; one acre of ground on high elevation in a beautiful residential park; 12 rooms, a baths, hot water heat; everything of the heat; priced much less than duplication cost; we have photo.

OVERLOOKING HARTSDALE.



REAL ESTATE-OUT OF CITY. | REAL ESTATE-OUT OF CITY.

Bargains Bargains Bargains

Pelham Tel. 1103.
White Plains Tel. 2676.
Prince Ripley
Dobbs Ferry Tel. 34
New Rochelle Tel. 1162

THE HOUSE BEAUTIFUL.

BEAUTIFUL VIEW.

RIVERVIEW MANOR—Artistic hollow tile house with tile roof, pre-war construction, solid as the rook tits built on: % acre; big living room, with sweeping river big living room, hot water heat, gas and elec; a real bargain at \$20,000.

2 ACRE ESTATE

NEAR WHITE PLAINS—This little
estate has been carefully developed
with fine old trees, rare evergreens,
all kinds of fruit, grapes, &c., and
includes a scientifically prepared
garden space; attractive house of 8
rooms, 3 baths, hot water heat, gas
and elec; two car garage. Price
\$35,000. Open to offer.

Sulcrest

mployees, your associate and yourself a pern itable abode—A HOME. THINK-ACT

Would Howard Paine ever have written "HOME SWEET HOME"

WYKAGYL PARK 350 ACRE DEVELOPMENT

NEW RÖCHELLE Garden Spot of Westchester offers unusual opportunities to home-seekers; real country with all city advantages. Here you can buy a plot and build a home within the limit. of your means. The social and home life is all you would require. Building sites from \$4 to 1 acre or more at right prices and terms with the right kind of sarvice in planning and building your home from our staff of experts. Beautiful Hiustrated booklet on request.



NEW ROCHELLE OFFICE, orth and Paine Aves. Phone 3757 OPEN DAILY and SUNDAY

Gedney Farm

3 UNUSUAL BARGAINS

A deinty Colonial cottage on plot
80x150; 9 rooms, 3 baths, steam
heat; garage, Orfered at 322,509
on easy terms,

A spacious, airy, well built home
on big corner plot; 10 rooms, 3
baths; 2 car garage; every modern
improvements. Price \$35,000.

A home of exquisite beauty and
perfect quality; long, low stucce,
with tile roof; one acre; 10 rooms,
2 baths; all modern conveniences.

If You Want to Build Now is the time to buy your site, and in this beautiful suburb SEND FOR FULL INFORMATION.

Prince Ripley 437 Fifth Ave.

Murray Hill 555. White Plains 1543.

Larchmont W Is have for sale a special selection of hish class selection of hish class special selection of hish class places in finest locations. Desirable homes. They are priced from \$15,000 upwards. They are owned by clients desirous of selling, and the prices are below present market figures. Reasonable and sound values to purchaser. Among these are several attractive new houses, with garages. ALSO A SELECTION OF HIGH-CLASS PLACES FOR SUMMER RENTAL. E. C. GRIFFIN & P. H. COLLINS Bank Building, Phone 352. Larchmont, N. Y.

\$1.500 CASH BUYS 9 room and bath detached house, 40x150, 10 minutes from depot, F \$4,500 For Sunday appointment call Kisco 500 or Mt. Kisco 389.

\$2,500 CASH BUYS 7 room house, all improvements. High altitude; near station, churches, stores school. Beautiful drives around lake it every direction. Price \$6,500.

MERRIAM MESTORESTERO IN THE HEART OF

BEECHMONT

Allabough & Son, Beautiful Summer Home

Mrs.C.MIMordoch

Dobbs Ferry-on Nudson Brick house, 17 rooms, baths, steam hoat, electricity % mile from mation, wonderful river view; 1 ares \$25,000. Great bargain

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The 10 year tax exemption

The 10 year tax exemption law recently passed makes home building now attractive.

We have a number of plans of modern houses which can be built at reasonable prices and completed at an early date. You will find owning your own home in this beautiful, accessible and carefully restricted suburb actucarefully restricted suburb actu-ally less expensive than the present high apartment rent. Investigate the matter at once! For beautiful Book of Views, address

GeorgeHowe 527 Fifth Ave. N.Y. pecialist in Suburban and Country Proper

BRONXVILLE Opposite the Station Plaza

Che Milburn A MODERN APARTMENT DWELLING 3 to 8 Rooms 1 to 3 Baths Larger Suites if Desired

Hourly Maid Service Investment \$7,500 In order to have the building completed for Fall occupancy 10 Subscribers are now needed.

469 Fifth Avenue, N. Y. Hish&Marvin

Efficiency Apartment Corp.

527 Fifth Avenue Full Commission Paid Brokers

Dhilipse Manno 1 PLOTS

Real Bargains

PRICES asked are far below present market values of this LAND, and we can prove it. A congenial community, over-looking Hudson, 50 minutes from Grand Central.

The present price will advance with the coming season. Philipse Manner Office at Station.

EXECUTOR'S SALE

PRETTIEST SITE IN WHITE PLAINS. 56 acres of high, picturesque, level as rolling land, with nearly a mile frontage three macadamized reads. One mile for the Bitmore-Westchester Hotel and ½ m from the Gedney Farms Hotel. A wonder property in an exclusive neighborhood. Su able for one or several country places. 2 story old frame dwelling. Offers excelled opportunity for renodelling. Attractive pricand reasonable terms.

P. B. JENNINGS, EXECUTOR, 41 PARK ROW, N. Y.

AULYN MANOR

MT. VERNON, N. Y.
FOR SAILE.
NOTED FOR ITS ATTRACTIVE HOMES
BUILT ON HALF ACRE PLOTS ONLY.
PROOM HOUSE, 3 BATHS
STRICTLY MODERN. RECENTLY BUILT.
PRICE \$42,000.
OWNER, CHAS. A. THER, 211 Printrove Ave..
Mt. Vernon. Phone Mt. Vernon 3246.

Oriental Point Mamaroneck
FOR SALE 25 CHOICE LOTS
All 50x156 or greater depth.
High and dry; will alsoose all or part
extremely low price. Bargain for operators or individual home site.
Will sell together or separately.
Cash and terms to suit.

HARRY S. BEALE Co., INC. BRONXVILLE, \$14,000

Modern and attractive home, large som and fireplace, exposed stone chi in parlor, hot water heat. Garage, lot. Gas, sever. Excellent neighbor fort walk station. Mige, 51/%. Terms G. K. LAIRD, 52 Vanderbilt Av., N. Y

15% OFF!!!!!

Small New Stucco House,
7 rooms and bath, steam, electricity, gas
and hardwood floors. Former artice \$14,500.
Price for QUICK SALE, \$12,500.

DORSET & BRUCE, 523 S. B'way.
Yonkers, Tel. 2516, (Open Sundays)

REAL ESTATE-OUT OF CITY.

Westchester-Sale or Rent.

IN FINEST SECTION OF NEW ROCHELLE

125 ft. frontage; fine native trees, rare shrubbery; charming house nearly new; superior hollow the construction; tiled roof; Colonia centre hall; large living room and sun perches; dining room wall inscoted with rare mahogany; 4 largester bedrooms and 2 baths; 2 servents one and bath; 2 car hollow tile garage. A operiy of first class. Special reasons company of the class.

Allabough & Son,

HOMESITES Of Rare Beauty at Reasonable Prices.

30 minutes from Grand Central Sta-on, N. Y.; on high ground, in the eart of a high class residential sec-HOMES BUILT TO ORDER. MIDLAND-JEROMECO., Inc. Office on Property: Yonkers Ave. and Dunwoodie St. Harlem train to Mt. Vernon: go west on Yonkers Ave. car (7 minutes).

A GENTLEMAN'S HOME

Commuting distance Harlem Ratiroad; 3 minutes by auto; State road; new stucco house, 12 rooms, 4 baths; cottage; garage; artesian well; 13 acres; most attractive place. Price \$42,000.

Henry R. Lounsbery

ALL NEAR PEEKSKILL

Acre, 10 room house, modern; nearly new; fruit, shade, haif mile depot; sale cheap; State road; big brook, farm, 80 acres, farm buildings; \$9,000. Village 8 room house, river views, near depot, \$8,000. Lake frontage, farms, estate, 25 acres, small house, \$2,500.
ALEXANDER, 1 E. 42d. Vanderbilt 1504. Phone Sunday appointment 435 Peeksicili.

Connecticut-Sale or Rent.

GREENWICH BARGAINS.
Remodelled Colonial. 12 rooms, 4 baths. Garage. Fine trees and grounds. In walking distance of everything. No. 1482. Frame house in town. Fine location. 12 rooms, 2 baths. Garage. Extra land could be soid at profit. No. A1709.
One minute from shore. Beach rights. 4 acres. 16 rooms. 5 baths. Modern in detail. Garage. An important residence. No. A1811.
New Colonial. On sait water. 2 acres. 10 rooms, 3 baths. Grounds well laid out, Never lived in. No. A1739.
In fine surroundings. Remodelled. 12 rooms, 3 baths. All modern appointments. Garage. Beach rights. Near station. No. A1959.

MAKE OFFER.

LADDENICHOLS

Greenwich, Conn. Tel. 1717.

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